



## 121 Ruskin Avenue

, Wigan, WN3 5LS

**Price £139,995**



Sapphire Homes are delighted to be in a position to offer For Sale this well maintained 2 bedroom semi detached family home in popular location that is situated close to local schools, amenities & transport links included the M6 motorway and all the networks this provides access too. The accommodation briefly comprises entrance / hallway, good sized living / dining room and there is a modern fitted kitchen to the rear elevation with access to the side store rooms which could offer alternative uses and there there is front and rear access to the garden. To the first floor the landing provides access to two good sized bedrooms and a modern three piece bathroom suite in white. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a modern tasteful décor throughout. Externally to the front elevation there is a driveway providing off road parking with perimeter fencing. To the rear there is a generous garden with lawn and perimeter fencing. Early internal viewings are highly recommended to appreciate this wonderful home which is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen

Outhouse / Side Store

## FIRST FLOOR

Landing

Bedroom 1

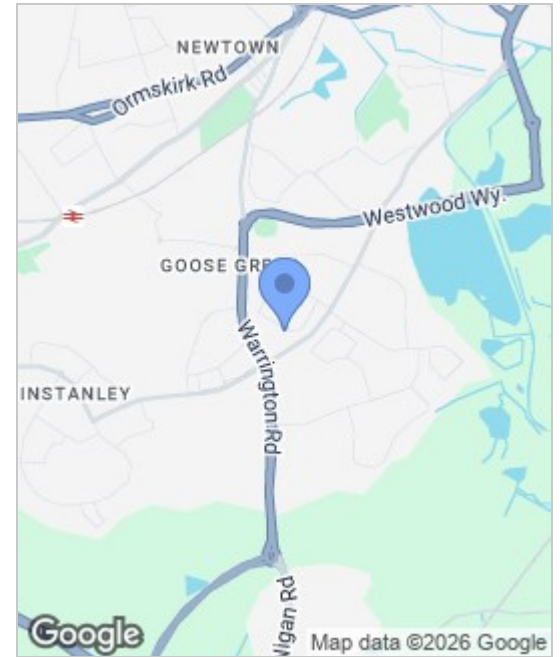
Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

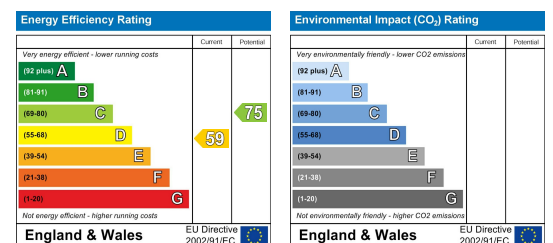
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

